

Residential and Agriculture
40 acres

Clement Township

2026
Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-002-100-001-01	6648 STILLWAGON	08/06/24	\$160,000	MLC	03-ARM'S LENGTH	\$160,000	\$60,000	37.50	\$140,501
070-010-401-001-00	STILLWAGON	11/27/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,000	38.46	\$140,000
070-010-404-001-00	827 DRUMMOND RD	06/21/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$60,000	42.86	\$140,000
070-021-300-001-00	5202 N M-30	10/13/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$69,200	35.49	\$199,125
Totals:			\$625,000			\$625,000	\$239,200		\$619,626
								Sale. Ratio =>	38.27
								Std. Dev. =>	3.11

Residential and Agriculture
40 acres

Clement Township

2026
Land Analysis

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$160,000	\$140,000	0.0	0.0	40.00	40.00	#DIV/0!	\$4,000	\$0.09	0.00
\$130,000	\$140,000	0.0	0.0	40.00	40.00	#DIV/0!	\$3,250	\$0.07	0.00
\$140,000	\$140,000	0.0	0.0	40.00	40.00	#DIV/0!	\$3,500	\$0.08	0.00
\$164,855	\$168,980	0.0	0.0	48.28	48.28	#DIV/0!	\$3,415	\$0.08	0.00
\$594,855	\$588,980	0.0		168.28	168.28				
	Average			Average		Average			
	per FF=>	#DIV/0!		per Net Acre=	3,534.91	per SqFt=>		\$0.08	

Residential and AG were combined due to a lack of data

used \$4000 per acre

Residential and Agriculture
40 acres

Clement Township

2026
Land Analysis

Other Parcels in Sale	Land Table
	AGRICULTURE
	SECTION LOTS & ACREAGE
	SECTION LOTS & ACREAGE
	SECTION LOTS & ACREAGE
